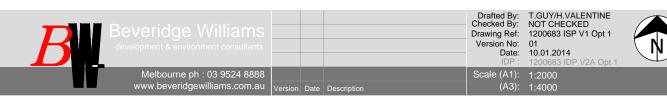




- This plan is indicative only and is intended for discussion purposes only
- This plan is subject to change during the Council GAA precinct
- structure plan preparation process All dimensions and areas are subject to survey and final
- computations Title boundaries are indicative only
- This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
- Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavement is indicative only and subject to engineering design
- All public open space areas are conceptual only and subject to change during the precinct structure plan preparation process
- This plan assumes that rezoning of the land to Urban Growth Zone will occur in the future It is anticipated that a contribution will be required in lieu of
- providing active open space
- The commercial strip of land is as shown on the Draft PSP53



120

160

LOTS BY AREA

# lots

16

311 26

353 100

frontage

301-600

0-300 Total

41.374ha

14.723ha

0.765ha

0.642ha

7.363ha

0.029ha

0.455ha

13.483ha

0.016ha

2.344ha

0.134ha

1.420ha

23.493ha

327 lots @ 15.2 lots per ha 450m² average lot size

26 lots @ 23.3 lots per ha

294m² average lot size 23 lots @ 25.0 lots per ha

279m² average lot size

376 lots @ 16.0 lots per ha 429m² average lot size